

ADVISORY NOTICE BUILDING

01/15

Advisory Notices are issued to assist in the interpretation of the Development Act 1993

February 2015

TECHNICAL: Adoption of Ministers Specification SA 76 Maintenance and testing of essential safety provisions - 2015 edition

Minister's Specification SA 76 – Maintenance and Testing of Safety Installations. Schedule of Essential Safety Provisions, dated 2000, has been amended and republished as *Minister's Specification SA 76 – Maintenance of Essential Safety Provisions – 2015 edition*. This edition takes effect from 1 May 2015.

Regulation 76 of the *Development Regulations 2008* prohibits the use of buildings if maintenance and testing of essential safety provisions has not been carried out in accordance with Minister's Specification SA 76, as in force at the time building rules consent is granted.

A review of the Minister's Specification was undertaken in conjunction with an industry working group towards the end of 2014, to consider the removal of outdated references and the implications of adopting the amended Australian Standard AS 1851-2012 in South Australia.

The Specification has now been amended to incorporate changes that include-

- The addition of a performance requirement to clarify the outcome expected from undertaking maintenance of essential safety provisions. This allows building owners to either use the Deemed-to-Satisfy maintenance routines referenced in the Minister's Specification, or to use alternative ways of achieving the same performance outcome.
- Adoption of the 2012 edition of Australian Standard AS 1851 - *Routine service of fire protection systems and equipment*, which will enable maintenance contractors to apply nationally consistent requirements more widely.
- The addition of a fourth explanatory column in the Schedule of Options in Part 3.0 of the Specification to assist building owners by providing guidance on navigating or understanding the standards and requirements in Column 3.
- More clarification and explanatory information on the maintenance requirements and application of the Minister's Specification have been added.
- Removal of outdated references to codes and standards.

Further information

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